



Pioneer Real Estate

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Property #24 **Restaurant &** **8 Rental Cabins** **US Hwy 83, Concan** **10 Acres** **Listed at \$1,200,000**

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Property #24: Rare Business Opportunity in the Hill Country! Are you looking for a unique opportunity in the Texas Hill Country? Then this commercial income producing business that has room to expand and grow, may be just what you are looking for. Only two of the available 10 acres are being utilized presently. Located very close to Garner State Park and with 677 feet of US Highway 83 frontage, and just a short distance to both Leakey and Concan, Texas giving this property an ideal business locale. This property has eight nightly rental cabins, tucked under the many large native oaks. Some are basic cabins and some with kitchens. Each cabin will accommodate six people. Every cabin has an outdoor cooking and serving area and a camp fire ring. There are two covered RV sites with the normal hook-ups and there is a conveniently located bath house. The most striking structure is the 30' x 80' fully stocked and equipped restaurant and kitchen, ready to start generating income. There is a seating capacity for 90 people. Adjacent to the restaurant is an enclosed 20' x 40' BBQ kitchen with built in pit. This is a special opportunity for someone with the foresight and the ability to build upon a rare business opportunity. Possible partial financing, with approved credit. This expandable business is available for \$1.2 million